

326 Chatham St



Industrial - Saugus/Lynn
Submarket
Lynn, MA 01902

3,500 SF RBA **0.07** AC Lot **1890** Built **\$490K** Sale Price **\$140.00** Price/SF

Sale

For Sale \$490,000 (\$140.00/SF)
Sale Type Investment or Owner User Status Active

Building

Type 1 Star Industrial
Location Suburban

RBA 3,500 SF Year Built 1890
Stories 1
Typical Floor 3,500 SF

Docks None Rail Spots None
Drive Ins 1 tot./10' w x 10' h
Levelers None

CoStar Est. Rent \$9 - 11/SF (Industrial) [?]

Walk Score® Very Walkable (72)
Transit Score® Some Transit (37)

Parking Ratio 2.00/1,000 SF

Parking Type

Surface Spaces
7

Land

Land Acres 0.07 AC Land SF 3,049 SF
Bldg FAR 1.15

Zoning BD
Parcel LYNN-000096-000496-000009

Public Transportation

Commuter Rail	Drive	Distance
Swampscott Commuter Rail (Newburyport/Rockport Line)	4 min	1.4 mi
Lynn Commuter Rail (Newburyport/Rockport Line)	5 min	1.7 mi

Airport	Drive	Distance
Logan International Airport	19 min	10.5 mi

Location

Zip 01902
Submarket Saugus/Lynn
Submarket Cluster Route 128 North
Location Type Suburban
Market Boston
County Essex
State Massachusetts
CBSA Boston-Cambridge-Newton, MA-NH
DMA Boston (Manchester), MA-NH-VT
Country United States

Market Conditions

Vacancy Rates [?]	Current	YOY Change
Subject Property	0.0%	↔ 0.0%
Submarket 1-2 Star	1.9%	↑ 0.6%
Market Overall	4.5%	↓ -0.2%

Market Rent Per Area [?]	Current	YOY Change
Submarket 1-2 Star	\$11.94/SF	↑ 5.0%
Market Overall	\$12.62/SF	↑ 5.3%

Submarket Leasing Activity [?]	Current	YOY Change
12 Mo. Leased	21,740 SF	↑ 35.8%
Months on Market	23.5	↑ 8.3 mo

Submarket Sales Activity [?]	Current	Prev Year
12 Mo. Sales Volume	\$14.12M	\$10.06M
Market Sale Price Per Area	\$128/SF	\$112/SF

Property Contacts

Recorded Owner Spellenberg Williame E Trust
Sale Broker Century 21 Tradition

Assessment

2021 Assessment		
Improvements	\$29,700	\$9.66/SF
Land	\$105,000	\$34.14/SF
Total Value	\$134,700	\$43.80/SF

Demographics

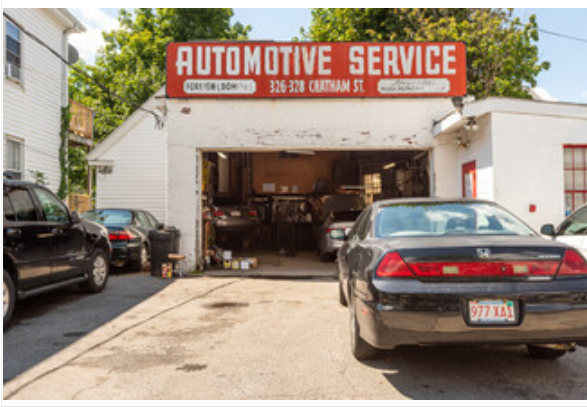
	1 mile	3 miles
Population	43,235	139,660
Households	15,692	52,377
Median Age	37.10	39
Median HH Income	\$63,363	\$72,608
Daytime Employees	11,924	49,023
Population Growth '21 - '26	↑ 1.61%	↑ 1.98%
Household Growth '21 - '26	↑ 1.70%	↑ 2.06%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
Lewis St	Kenwood Ter W	16,594	2018	0.87 mi
Eastern Ave	Oceanside Ter NW	12,455	2018	1.06 mi
Ocean Street	Eastern Ave E	11,750	2020	1.07 mi
Humphrey St	Kings Beach Ter E	3,949	2018	1.09 mi
Ocean St	Metropolitan Park St...	10,913	2020	1.10 mi
Ocean St	Metropolitan Park St...	10,659	2018	1.10 mi
Metropolitan Park St	Ocean St SW	17,017	2018	1.12 mi
Redington Street	King St NE	1,750	2020	1.36 mi
Redington St	Sheridan Rd NE	2,094	2018	1.38 mi
Redington St	Sheridan Rd NE	1,620	2017	1.38 mi

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Property ID: 12338852

Images



326_Chatham-ext straight



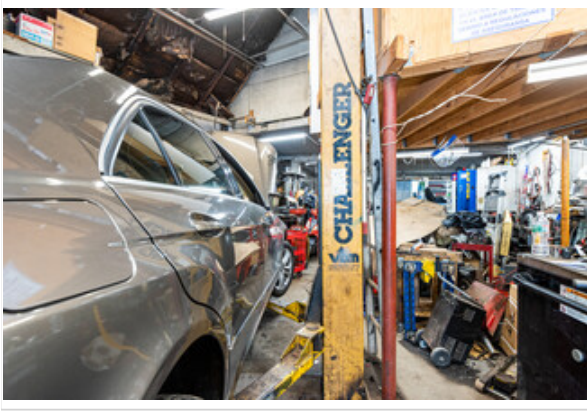
326_Chatham-front parking



326_Chatham-main



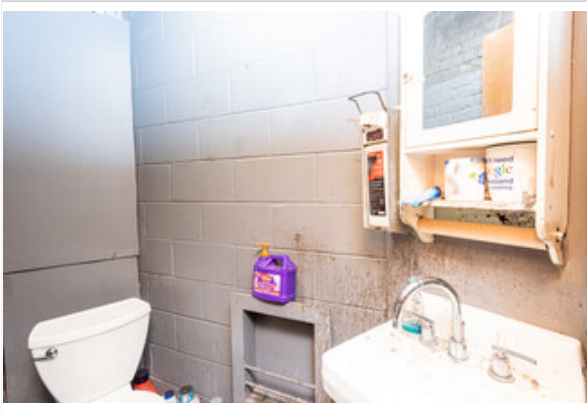
326_Chatham inside



326_Chatham-lift left



326_Chatham-office



326_Chatham-half bath